



## 7 LEIGH ROAD

Clifton, Bristol, BS8 2DA



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A superb circa 3700 sq. ft semi-detached family house on a quiet road enjoying a wide lateral footprint; with a delightful walled rear garden and off-street parking.

\* HANDSOME SEMI-DETACHED TOWNHOUSE COVERING CIRCA 3700 SQ. FT \* LOWER GROUND FLOOR WITH GUEST SUITE, HOME CINEMA AND KITCHENETTE \* BEAUTIFUL HALL FLOOR WITH THREE RECEPTION ROOMS, OAK-FRAMED GARDEN ROOM AND BESPOKE KITCHEN \* MASTER BEDROOM SUITE \* FOUR FURTHER DOUBLE BEDROOMS WITH A SEPARATE FAMILY BATHROOM \* CELLAR WORKSHOP WITH REAR ACCESS \* PRIVATE AND SECURE WALLED GARDEN \* OFF-STREET PARKING \* EPC: TBC

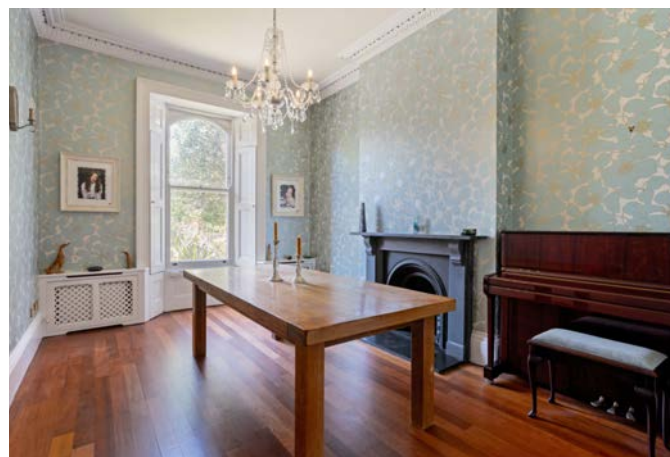
## Situation

Leigh Road is a quiet and sought-after residential road of predominately semi-detached Victorian townhouses, conveniently situated between Pembroke Road and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. A moments' walk away are the popular Everyman Cinema, Lido, the convenience of a large Sainsbury's supermarket, M & S and Clifton Lawn Tennis Club.

A little further up Whiteladies Road is The Downs, a public open area of circa 400 acres whilst Clifton village is just 0.8 miles to the west with its eclectic mix of boutique bars, restaurants and independent shops as well The Ivy Brasserie and Hotel du Vin Avon Gorge.

St. Johns Primary School is just over half a mile away and Christchurch Primary just 0.4, whilst within a mile are several of Bristol's leading independent schools including Clifton College (0.5 miles), Butcombe Prep School, Bristol Grammar School (0.5 miles), Clifton High (0.4 miles) and QEH (0.6 miles) to name but a few.

Bristol is widely regarded as the "gateway to the West" and the M5 is just under 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.4 miles to the south. Clifton Down train station is just 0.3 miles.







## For Sale Freehold

7 Leigh Road is an outstanding family home; centrally located between Pembroke Road and Whiteladies Road with a walled rear garden, expanse of off-street parking and circa 3500 sq. ft of accommodation providing hugely versatile accommodation over just three floors.

On opening, there is a useful porch, with a further rear door leading directly out into the garden. This is perfect for children's parties and weekend BBQ's etc as guests can come straight-through, leaving the main (side) front door locked for safety.

Through the main (side) front door is a beautiful entrance hall, with its retained tessellated floor and elegant sweeping turned balustrade staircase leading to the first floor. To the rear of the hall is a guest cloakroom with a w.c and wash basin, complete with double wardrobes for storing coats and shoes.

Arranged to the front of the house are two versatile reception rooms; a fabulous bay-fronted sitting room with a marble fireplace and exposed hearth below, along with three shuttered sash windows, ceiling plasterwork and a stripped wooden floor. Adjacent is a second reception room, currently dressed as a dining room and again enjoying a shuttered sash window, stripped wooden floor and period fireplace.

Approached from the road via a full width expanse of off-street parking, a path leads from a pillared entrance gate to the front door.

To the rear, shallow steps lead down to the fitted home office, with bespoke cabinetry including lots of storage and a pull down / fold away desk. A perfect home office.

Via glazed French doors, this leads out into the beautiful oak-framed garden room (complete with living roof) flooding the room with natural light and double glazed French doors opening into the garden. A truly sociable space for the whole family to enjoy.

From here, as well as from the entrance hall, is access into the stunning kitchen / breakfast room. This has been meticulously made with an expanse of fitted storage, a bespoke central island with prep sink, a gas fired AGA (with electric summer module) and an expanse of matt black granite worktops.

Integrated appliances include a Sub-Zero fridge and freezer and a Fisher and Paykel double dishwasher; whilst there is room within the bay, overlooking the garden, for a breakfast table and chairs.





Upstairs, across the first floor, lie three double bedrooms whilst accessed from the two half-landings lie two further double bedrooms.

The master bedroom is a fabulous size and finished with a walk-in wardrobe and en-suite shower room. The remaining bedrooms are served by a well-appointed family bath and shower room.

There is also access from the top bedroom to a further walk-in wardrobe which itself gives access to a generous loft space.

From the entrance hall, stairs lead down to a versatile lower ground floor, complete with a double bedroom, cinema / family room, fitted bathroom and kitchenette; complete with sink, dishwasher, integrated fridge, washing machine and dryer. A great spot for guests, grown up children or an au pair.

To the rear is an unconverted "cellar" workshop. Perfect for storing bikes, sports, garden and camping equipment whilst also benefitting from rear access. This currently houses the hot water tank and boiler too but, given its own independent access, could provide the option of a lower ground floor self-contained annex if desired; subject to consent.

#### Outside

The rear garden is a delight; beautifully landscaped into various family zones including a lawn, covered pergola and a dining terrace all finished with outdoor lighting, a pond and a side path leading to / from the entrance porch.

Fully walled it catches much of the day's sun providing a safe and peaceful enclave for families of all sizes and age to enjoy.

To the front is generous off-street parking for several cars, with the option to "block-in" an additional space or two at the front.

Residents and further visitors parking permits are available within the Clifton East Residents Parking Zone.

#### Services

Mains water, electricity, gas and drains. Gas central heating system.

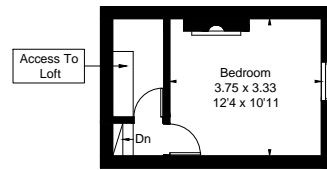
#### Local Authority

Bristol City Council: Tel: 0117 922 2000. Council Tax Band: G

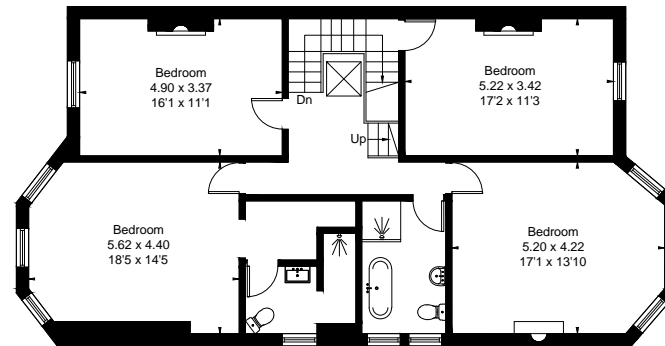
Directions: BS8 2DA



Approximate Floor Area = 346.5 sq m / 3730 sq ft

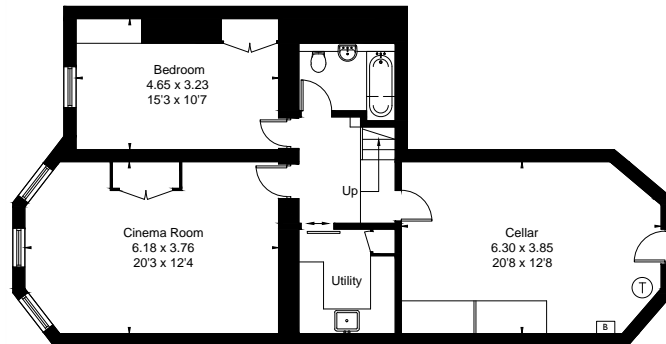


Second Floor

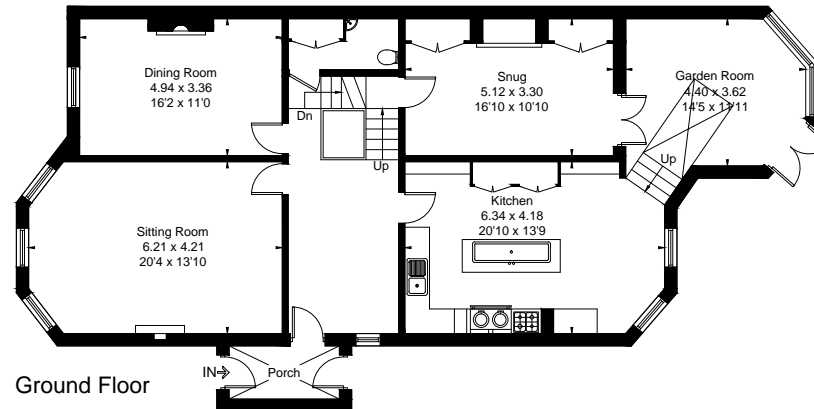


First Floor

= Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67806